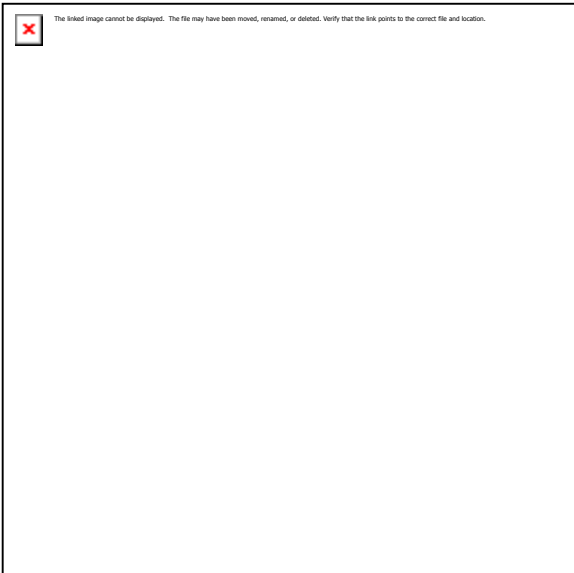




Delegated Report

Householder Planning Application

Planning Application No: 20220319

Location: 2 Osney Way Gravesend Kent DA12 2NB

Description: Conversion of the existing garage conversion, remove garage door & replace with lower brickwork & window to match existing bay/ internal access door, to convert to habitable ground floor room.

Applicant: Mr Stephen Lyons

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Site Location Map;
- Existing Plans/Block Plan;
- Existing and Proposed Elevations; and
- Proposed Plans/Block Plan.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20030571	Erection of two storey side extension to form garage and enlarged kitchen at ground floor level with bedroom and bathroom at first floor level and single storey rear extension to form dining room.	Permitted	26.08.2003

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

KCC Heritage

No comments to make on archaeological matters.

Neighbouring properties

The application was advertised by way of letter to five surrounding properties. The consultation period expired on 9th May 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the conversion of the garage into a habitable room. The garage door will be replaced with a window to match the existing fenestration and the remaining gap between the ground and window sill will be replaced with brickwork to match the existing house.



Character and Appearance

The application site is a semi detached two storey house in use as a single family dwelling. The property has been previously extended by way of a two storey side extension to include a garage to the front of the property. The extension was granted under reference 20030571, the below condition was imposed as part of this consent.

2 The garage hereby permitted shall be used only for the accommodation of a private motor car for the residential occupants of 2 Osney Way, Gravesend and for no other purpose and no development whether or not permitted by the Town and Country Planning (General Development) Order 1995, as amended, shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicular parking space



The proposed garage conversion requires planning consent due to the above planning condition which removes permitted development rights and states the garage must be retained for the accommodation of a private motor vehicle.

The proposed garage conversion is acceptably designed and will see the garage door replaced with a white UPVC window to match the host dwelling and the remaining gaps to be bricked with bricks to match the host dwelling.

The proposal is therefore deemed compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will result in the creation of a secondary living area which is compliant with SPG2 Residential Layout Guidelines 2020.

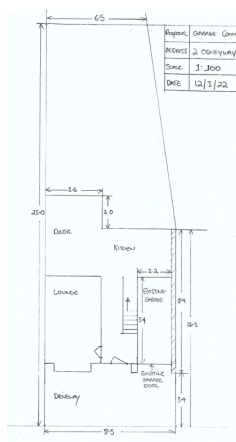
Neighbouring Amenity

Due to the nature of the proposal it is not liable to impact light, outlook or privacy of neighbouring properties and so the proposal is considered to safeguard the amenity of neighbouring properties.

Parking and Highways

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m

deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.4m by 2.2m. Therefore the existing garage space would not be fit for purpose to accommodate a modern day car and would therefore unlikely be used other than for domestic storage.



The front drive has a maximum depth of approx 3.5m which is insufficient to accommodate off road parking perpendicular to the highway. However it is evident that the front garden is used for parking and the proposal will not disrupt this current arrangement;



Although the existing arrangement is not ideal and despite the loss of parking it is not considered that the conversion of the garage would justify refusal of the proposal and that there is sufficient, if slightly unconventional, parking provision to the front of the property.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	26th May 2022	Dated:	27 May 2022